

PROPERTY LOCATION

No	Alt No	Direction/Street/City
57		MILTON ST, ARLINGTON

OWNERSHIP

Owner 1:	MICHAEL ARTHUR LLC			
Owner 2:				
Owner 3:				
Street 1:	52 HAROLD PARKER ROAD			
Street 2:				
Twn/City:	ANDOVER			
St/Prov:	MA	Cntry:		Own Occ: N
Postal:	01810	Type:		

PREVIOUS OWNER

Owner 1:	ARTHUR MICHAEL B -		
Owner 2:	-		
Street 1:	57 MILTON STREET UNIT 1		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Aluminum Exterior and 1080 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath. 0 HalfBath. 6 Rooms. and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO		Total:		Spl Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	504,600	3,500		508,100
Total Card	0.000	504,600	3,500		508,100
Total Parcel	0.000	504,600	3,500		508,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		470.46	/Parcel: 470.4

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	497,200	3500	.		500,700	500,700	Year End Roll	12/18/2019
2019	102	FV	507,500	3500	.		511,000	511,000	Year End Roll	1/3/2019
2018	102	FV	449,000	3500	.		452,500	452,500	Year End Roll	12/20/2017
2017	102	FV	409,400	3500	.		412,900	412,900	Year End Roll	1/3/2017
2016	102	FV	409,400	3500	.		412,900	412,900	Year End	1/4/2016
2015	102	FV	360,400	3500	.		363,900	363,900	Year End Roll	12/11/2014
2014	102	FV	344,000	3500	.		347,500	347,500	Year End Roll	12/16/2013
2013	102	FV	344,000	3500	.		347,500	347,500		12/13/2012

SALES INFORMATION

TAX DISTRICT

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
5/15/2018	Measured	DGM	D Mann
6/8/2004	External Ins	BR	B Rossignol
9/21/1999	Mailer Sent		
9/21/1999	Measured	267	PATRIOT

Sign:
VERIFICATION OF VISIT NOT DATA
//_/___

003.A-0003-0001.0

PRINT

Date	Time
12/11/20	04:37:40

LAST REV

Date	Time
05/15/18	08:24:37

	danam
	14829



USER DEFINED

	Prior Id # 1:	2838
	Prior Id # 2:	
	Prior Id # 3:	
	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
7	Prior Id # 1:	
	Prior Id # 2:	
	Prior Id # 3:	
	ASR Map:	
	Fact Dist:	
	Reval Dist:	
	Year:	
	LandReason:	
	BldReason:	
	CivilDistrict:	
	Ratio:	

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	2 - Conc. Block			
Frame:	1 - Wood			
Prime Wall:	3 - Aluminum			
Sec Wall:				%
Roof Struct:	1 - Gable			
Roof Cover:	1 - Asphalt Shgl			
Color:	GREEN			
View / Desir:				

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

[illegible]

GENERAL INFORMATION

Grade: C+ - Average (+)	
Year Blt:	1930
Alt LUC:	
Jurisdic	G6
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES			
Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	45.000000000
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 2		Baths: 1		HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION		
Phys Cond:	GV - Good-VG	10.0
Functional:		
Economic:		
Special:		
Override:		
	Total:	10.8

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj \$ / SQ:	394.228
Other Features:	64000
Grade Factor:	1.10
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565680
Depreciation:	61093
Depreciated Total:	504587

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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SPEC FEATURES/YARD ITEMS

[illegible]

More: N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,080	394.230	425,760	
Net Sketched Area:		1,080	Total:	425,760	
Size Ad	1080	Gross Are	1080	FinArea	1080

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
66						
66						
80						

IMAGE

AssessPro Patriot Properties, Inc

